



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION MEETING

October 1, 2012  
1209-DP-10 / 1209-SIT-06  
Exhibit 1

**Petition Number:** 1209-DP-10 & 1209-SIT-06

**Subject Site Address:** 720 Liberty Drive

**Petitioner:** CrossRoad Engineers, P.C.

**Representative:** Greg Ilko

**Request:** CrossRoad Engineers, P.C. requests Development Plan Review and Site Plan Review for an addition to the existing structure and additional parking on approximately 4.1 acres in the SF-3 (cluster) District.

**Current Zoning:** SF-3 (cluster)

**Current Land Use:** Vacant

**Approximate Acreage:** 4.1 acres

**Zoning History:** 99-AP-2 (Approved Development Plan)

**Exhibit:**

1. Staff Report
2. Aerial Location
3. Elevation Plans
4. Petitioner's Plans

**Staff Reviewer:** Andrew P. Murray

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**Procedural**

- Technical Advisory Committee (the "TAC") Meeting 08/21/2012
- Advisory Plan Commission (the "APC") Notice Deadline 08/24/2012
  - Public notifications of the September 4, 2012 public hearing shall be provided in accordance with the APC Rules of Procedure.
- APC First Meeting on September 4, 2012 (Continued to October 1, 2012)



- APC First Meeting (Public Hearing) 10/01/2012
  - Development Plan Reviews require a public hearing.

## **Project Overview**

### **Project Location**

The subject property is approximately 4.1 acres located in the Centennial subdivision (the "Property"). The Property is currently zoned Single-Family 3 (Cluster) District (SF-3 Cluster).

### **Project Description**

The proposal includes a 12,000 square-foot building expansion to the west side of the existing structure. The relocated entrance to the building shall be built on the south side of the existing structure, along with a new overhead canopy and drop off area. An additional 26 parking spaces are proposed to be built. The existing lot and drive aisles are to be reconfigured by ways of curb removal and striping.

## **Development Plan Review (WC 16.04.165, C)**

### **1. Zoning District Standards**

#### **F. General Business District (WC 16.04.050)**

1. Permitted Uses (Churches) - Compliant
2. Special Exceptions – Not Applicable to this Petition
3. Permitted Home Occupations – Not Applicable to this Petition
4. Minimum Lot Area – None
5. Minimum Lot Frontage on Road – None
6. Minimum Setback Lines
  - Front Yard (20') – Compliant
  - Side Yard (20') – Compliant
  - Rear Yard (30') – Compliant
7. Maximum Building Height (50') – 21.75' Proposed - Compliant



8. Minimum Ground Level Square Footage – None
9. Parking (WC 16.04.12) – Compliant
10. Loading and Unloading Berths not visible from roadway – N/A

## **2. Overlay District Standards**

- S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition
- US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

## **3. Subdivision Control Ordinance**

The Subdivision Control Ordinance is not applicable to this petition.

## **4. Development Plan Review (WC 16.04.165)**

### **D1a. Site Access and Site Circulation**

1. Access Locations  
Access to the site was reviewed by the Westfield Public Works Department. - Compliant
2. Safe and Efficient movement to and from site  
Access to the site was review by the Westfield Public Works Department. Perimeter pedestrian pathway is installed per previous development plan approval. - Compliant
3. Safe and Efficient movement in and around site  
Internal sidewalks and adequate aisle space provide for safe and efficient movement in and around the site. - Compliant

### **D1b. Landscaping (WC 16.06.010) – Staff is working with petitioner to meet compliance**

#### **WC 16.06.050 On-site Requirements**

- Staff is working with the petitioner to ensure compliance.

#### **WC 16.06.050 Road Frontage Standards – None required**

#### **WC 16.06.060 Buffer Yard Requirements – None required**

#### **WC 16.06.070 Parking Area and Parking Island Landscaping**

- Staff is working with the petitioner to ensure compliance.

### **D1c. Lighting – Additional lighting is not proposed.**



D1d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation - Compliant

D1f. Building Materials – Compliant

All exterior materials for the proposed addition will match the existing building's exterior materials. These materials include:

- Red face brick wainscot and stone sill.
- Wood siding and trim to match lap size, trim size, soffit, fascia, color and texture.
- Windows to match existing windows.
- Pre-finished metal gutters and downspouts to match the existing building's size and color.
- Composition shingle roof to match existing building's roof.
- Trash enclosure shall be constructed of face brick walls to match the building with stone wall caps

**5. Comprehensive Plan Compliance**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the property as "Existing Suburban Residential". The proposed project for additions to an existing church generally complies with the intent of "Existing Suburban Residential" policies.

**6. Street and Highway Access**

No new access points proposed to site.

**7. Street and Highway Capacity**

The project has been reviewed by the Westfield Public Works Department.

**8. Utility Capacity**

Utility capacity to serve the Property is sufficient

**9. Traffic Circulation Compatibility**

The site circulation pattern of the Property has been reviewed and approved by the Westfield Fire Department and the Westfield Public Works Department.



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**Staff Comments**

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).